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PLAN
Carbon Impact Assessment

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Welcome andrew.parrish@dacorum.gov.uk

Please note that some questions may be omitted from the question sequence due to the type of development.

Refreshing the form

Items on this list requires content approval. Your submission will not appear in public views until approved by someone with proper rights.

Project

Land use and Design

Waste and Pollution

Energy and CO2

Nature

Community

Employment

Access

Development Name	LONDON R
Application Number	4/01010/13
Local Authority	Dacorum Woking Three Rivers Reigate and Banstead Sutton Dacorum
Development Address 1	<%Dec_Ac
Development Postcode	HP3 9RG
Developer Contact	Jack Burnh
Developer e-mail	Jack.Burnh
Status	Approved Draft Submitting Preliminary Submitted

	Assigning
	UnAssigned
	Assigned
	Approving
	Unapproved
	Approved
	Declined
	Referred
	More Info Requested
DevelopmentType	Large Scale Residential / Mixed Use (5 or more dwellings)
Is the development in an Air Quality Management Area (AQMA)?	○ Yes ◉ No
	AQMA Map
Is the devevelopment in a District Heating Opportunity Area (DHOA)?	○ Yes ◉ No
Q1.	Does the proposal use previously developed land as opposed to a greenfield site?
	◉ Yes ○ No
	The site currently comprises va
	Please provide details
Relevant Policy	Policies 9, 10, and 125
More Information	More Information
Q2.	Does the proposal involve loss of open land or urban open space?

	○ Yes ◉ No
	See Q1 Please provide details
Relevant Policy	Policy 116
More Information	More Information
Q2b.	Does the proposal include the provision of open land or open space?
	○ Yes ◉ No
	Please provide details
Relevant Policy	Policy 116
More Information	More Information
Q3.	Does the proposal make use of derelict\under-used\vacant land or buildings?
	◉ Yes ○ No
	See Q1 Please provide details
Relevant Policy	Policies 9, 10, 110
More Information	More Information
Q4.	Does the proposal adversely impact the the setting of features of archaeological and historic interest?

	○ Yes ◉ No
	There are no relevant features. Please provide details of historic assets
Relevant Policy	Policy 114, 118, 19, 120, 121
More Information	More Information
Q5.	Does the proposal make the best use of durable materials?
	◉ Yes ○ No
	See Q1 for the prime materials. Please describe durable materials
Relevant Policy	Policy 1
More Information	More Information
Q6.	Does the proposal address the life times homes standard?
	◉ Yes ○ No ○ Not Applicable
	Although most of the flats are n The plan draw ing show ing the Describe how buildings for life has been addressed
Relevant Policy	Policy 1, 11
More Information	More Information
Q7.	Does the proposal avoid using high quality agricultural land?

	◉ Yes ○ No
	See Q1
	Please provide details
Relevant Policy	Policy 108
More Information	More Information
Q8.	Does the proposal maximise solar gains by making the best use of the sun, avoiding overshadowing, size and orientation of the windows?
	○ Yes ◉ No
	Attach Documentary Evidence Please Attach details
Relevant Policy	Policy 108
More Information	More Information
Q9.	Does the proposal adversely impact on designated landscape sites?
	○ Yes ◉ No
	The proposed development is ir
	Please provide details
Relevant Policy	Policies 11,97,102
More Information	More Information
Q10.	Does the proposal integrate well into its surroundings (shape, size and materials complement those of surroundings)?

Yes No

The proposal incorporates 3 flo

In order to reduce the impact of

If yes provide details. If not give reasons why.

Relevant Policy

Policies 11

More Information

More Information

Q11.

Does the proposal include good standards of screening and landscaping (e.g. through the use of soft boundary treatment such as hedges and shrubs, native species and landscape management plans)?

Yes No

The London Road frontage is di

Low-growing, low-maintenanc

If yes provide details. If not give reasons why.

Relevant Policy

Policy 11

More Information

More Information

Q12.

Does the proposal take opportunities to improve the street scene or appearance of the area?

Yes No

See Q10. All four elevations w

If yes provide details. If not give reasons why.

Relevant Policy Policy 12

More Information More Information

Q1. Does the proposal minimise the need for aggregates?

(•) Yes ( ) No ( ) Not Applicable

Much of the existing material on

Please provide details

Relevant Policy Policies 1, 127, 128 129

More Information More Information

Q2. Does the proposal include a site investigation to identify soil contamination and take correct measures for decontamination?

(•) Yes ( ) No ( ) Not Applicable

A Land Contamination Phase 1

A Phase 2 Report is to be comn

Please provide details

Relevant Policy Policies 1,11, 125 and Appendix 4(iii)

More Information More Information

Q3. Does the proposal minimise the amount of waste produced by taking measures to re-use and recycle waste?

(•) Yes ( ) No ( ) Not Applicable

The applicant has committed to

- Minimise construction w aste w

Please provide details

Relevant Policy Policies 127, 129

More InformationMore Information

Q4. Does the proposal encourage the use of a recycled, recyclable and durable products e.g.) salvage material for re-use\recycling, demolition materials for hardcore and aggregate?

(•) Yes ( ) No ( ) Not Applicable

Much of the existing material on

Please provide details

Relevant Policy Policy 129

More InformationMore Info

Q5. Does the proposal reduce air pollution and dust both in construction and operation e.g.) low polluting boilers, low traffic volumes and wheel cleaning and damping to reduce dust?

(•) Yes ( ) No ( ) Not Applicable

The applicant has committed to

- Adopt best practice policies in

Please provide details

Relevant Policy Policy 1, Appendix 4(iii)

More InformationMore Information

Q6. Does the proposal maintain or improve water quality and protect groundwater from contamination e.g. sewer renewal, waterway maintenance, reed beds for waste water treatment?

(•) Yes ( ) No ( ) Not Applicable

The applicant is committed to:

- Managing and attenuating the

Please provide details

Relevant Policy Policy 104, Appendix 3(viii)

More InformationMore Information

Q7. Does the development limit indoor water consumption in the home to no more than 105 litres p/p p/d, by fitting appropriate appliances?

(•) Yes ( ) No ( ) Not Applicable

The proposed specification w ill

Please provide details

Relevant Policy Policy 124

More InformationMore Information

Q8. Does the development minimise outdoor water consumption by providing rainwater storage facilities?

(•) Yes ( ) No ( ) Not Applicable

There is a commitment to install

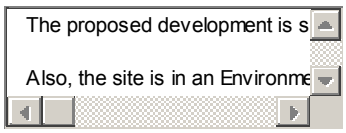
Please provide details

Relevant Policy Policy 124

Q9. Does the proposal protect the hydrology of the site and the surrounding area e.g. by using permeable surfaces for car parking, provide open water areas, minimise road length, avoid water run-off into watercourses, avoid building on floodplains?

More Information

Yes No Not Applicable



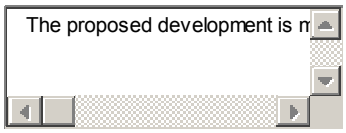
Please provide details

Relevant Policy Policy 107, 124, Appendix 3 (viii)

Q10. Does the proposal minimise noise e.g. through building design, traffic reduction, use of quieter technology, hours of operation?

More Information

Yes No Not Applicable



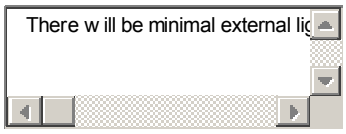
Please provide details

Relevant Policy Policy 11, Appendix 3 (vi), Appendix 4 (iii)

Q11. Does the proposal minimise light pollution e.g.) design of buildings, avoiding the need for floodlighting, design to minimise light needs?

More Information

Yes No Not Applicable



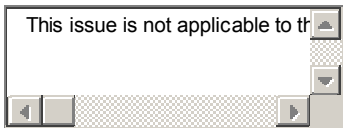
Please provide details

Relevant Policy Policies 1,11 and Appendix 8

More InformationMore Information

Q12. Does the proposal minimise odours from buildings and plant?

Yes No Not Applicable



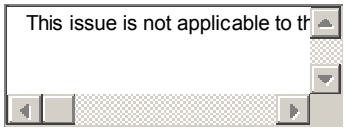
Please provide details

Relevant Policy Policy 1

More Information More Info

Q13. Does the proposal provide information on pollution levels and sources to allow effective action to be taken?

○ Yes ○ No ◉ Not Applicable



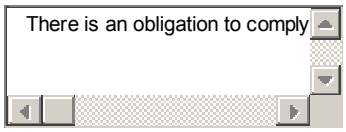
Please provide details

Relevant Policy Appendix 4(iii)

More Information More Information

Q14. Does the proposal avoid unsafe building materials e.g. asbestos, organochlorides?

◉ Yes ○ No ○ Not Applicable



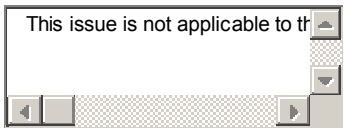
Please provide details

Relevant Policy Policy 11, Appendix 4 (ii)

More Information More Info

Q15. Does the proposal store hazardous materials safely?

○ Yes ○ No ◉ Not Applicable



Please provide details

Relevant Policy Policy 125

More InformationMore Information

Q1. Does the proposal, where possible, seek to maximise energy conservation.

Yes No Not Applicable

The design takes a "fabric first"

Please provide details

Relevant Policy Policies 1,122,123

More InformationMore Information

Q2. Has the the inclusion of renewable energy been considered where viable?

Yes No

See Q1. A "fabric first" approa

Development should aim to match the carbon emission reductions standard that makes up Building Regulations Part L, as a minimum.

Relevant Policy Policies 1,122,123

More InformationMore Information

Q3. Does the proposal include district heating generating technology?

Yes No

District heating is not available a

Development in Hemel Hempstead Town Centre, Maylands Business park and large-scale greenfield development in the borough development should be delivering district heating. Please provide details.

Relevant Policy Policies 1,122,124

More InformationC-Plan Carbon Assessment

Q4. Does the proposal encourage energy efficient modes of transport e.g.walking, cycling and public transport?

(•) Yes ( ) No ( ) Not Applicable

The application site is located o

Based on the analysis of existir

explain how the proposal achieves this i.e. Is it close to bus stops, railway station or near a cycle route. Please provide details

Relevant Policy Policies 11,49

More Information C-Plan Carbon Assessment

Q5. Does the proposal minimise energy use during construction in terms of extraction, manufacture, transport use and disposal in construction e.g. minimise changes to site levels, use of local materials, avoid use of aluminium?

(•) Yes ( ) No ( ) Not Applicable

The proposed design w ill aim to

- The environmental impact of th

Development should aim to minimise the carbon footprint of the build by minimising energy use during construction and minimising the energy used in the production of the materials used. Please provide details

Relevant Policy Policy 1

More Information More Information

Q1. Does the proposal adversely impact on designated site/features of nature conservation importance, including Sites of Special Scientific Interest, Wildlife Sites and protected species, such as bats?

( ) Yes (•) No ( ) Not Applicable

The site is an existing brow nfie

Please provide details

Relevant Policy Policies 102,103,99,104

More InformationMore Information

Q2. Does the proposal conserve and make positive provision for nature conservation , naturally shaped watercourses, nature planting?

(•) Yes ( ) No ( ) Not Applicable

The site is an existing develope

Please provide details

Relevant Policy Policies 104,105,99

More InformationMore Information

Q3. Does the proposal ensure waste products do not harm wildlife?

( ) Yes ( ) No (•) Not Applicable

There are no w aste products f

Please provide details

Relevant Policy Policies 11,125,129

More InformationMore Information

Q4. Does the proposal use timber from local sustainable sources?

(•) Yes ( ) No ( ) Not Applicable

All timber used on site, in the cc

Please provide details

Relevant Policy Policy 1

More InformationMore Information

Q5. Does the proposal provide for on-going management of habitats?

( ) Yes ( ) No (•) Not Applicable

The proposed development site

Please provide details

Relevant Policy Policies 99,100,103,104,114

More InformationMore Information

Q1. Does the proposal provide affordable housing or where appropriate a commuted payment?

(•) Yes ( ) No ( ) Not Applicable

All of the flats are designated f

Please provide details

Relevant Policy PPS 3, Policy 20, Advice Note

More InformationMore Information

Q2. Does the proposal provide or support local facilities e.g. shops, community facilities (including education), bus services?

(•) Yes ( ) No ( ) Not Applicable

The proposal includes tw o sma

Please provide details

Relevant Policy

More InformationMore Information

Q3. Does the proposal improve leisure and recreation facilities, maintains public access to open space and\or provide open space and commuted sums for maintenance?

( ) Yes ( ) No (•) Not Applicable

The proposed development is a

Please provide details

Relevant Policy Policies 11,125,129, Appendix 4

More InformationMore Information

Q4. Does the proposal seek to involve the community in the development of proposals?

Yes No Not Applicable

Please provide details

Relevant Policy Statement of Community Involvement

More InformationMore Information

Q5. Does the proposal form strong diverse neighbourhoods which encourage vibrant local communities?

Yes No Not Applicable

The proposed development w ill

Please provide details

Relevant Policy Policies 70,74,76,88,89

More InformationMore Information

Q6. Does the proposal minimise opportunities for crime through the layout of buildings and spaces e.g.) natural surveillance of paths and appropriate landscaping?

Yes No Not Applicable

The proposed development w ill

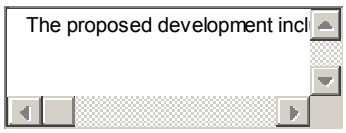
Please provide details

Relevant Policy Policy 11, Appendix 3 (vii)

More InformationMore Information

Q1. Does the proposal increase job opportunities for local people?

(•) Yes ( ) No ( ) Not Applicable



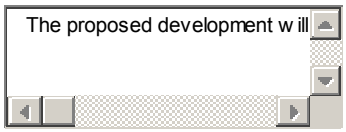
Please provide details

Relevant Policy Policies 29,30,36,41

More InformationMore Information

Q2. Does the proposal add to the diversity of the local economy?

(•) Yes ( ) No ( ) Not Applicable



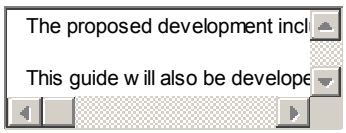
Please provide details

Relevant Policy Policy 41

More InformationMore Information

Q3. Does the proposal promote socially and environmentally responsible business practice e.g. waste, minimisation, office recycling, energy saving schemes, noise reduction.C1_Q1_Text?

(•) Yes ( ) No ( ) Not Applicable

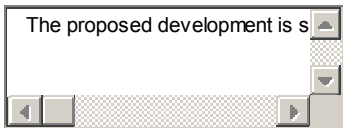


Please provide details

Relevant Policy Policies 11,125,129, Appendix 4

Q1. Does the proposal minimise distances to the main employment centres, shops, recreation and community facilities and schools?

(•) Yes ( ) No ( ) Not Applicable



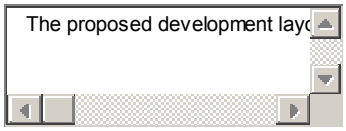
Please provide details

Relevant Policy Policy 1,2,49,61,62

More InformationMore Information

Q2. Does the proposal maximise access for pedestrians and cyclists to and within the development?

(•) Yes ( ) No ( ) Not Applicable



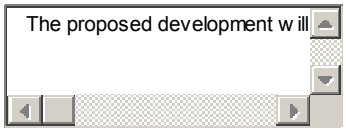
Please provide details

Relevant Policy Policies 1,2,10,11,49,61,62

More InformationMore Information

Q3. Does the proposal improve access to buildings for all (wheelchair users, people with young children and disabled people)?

(•) Yes ( ) No ( ) Not Applicable



Please provide details

Relevant Policy Policies 11,61-64

More InformationMore Information

Q4. Does the proposal make public transport a more attractive or a more viable alternative (e.g. more frequent buses, bus preference measures, increased populations in transport corridors.

(•) Yes ( ) No ( ) Not Applicable

Please provide details

Relevant Policy Policies 49,51

More InformationMore Information

Q5. Does the proposal meet the requirements for the preparation and implementation of a Green Transport Plan?

○ Yes ○ No ◉ Not Applicable

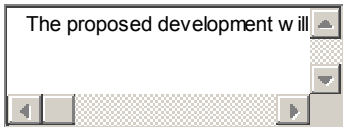
Please provide details

Relevant Policy Policy 51

More InformationMore Information

Q6. Does the proposal make appropriate provision for parking e.g. appropriate levels and standards of parking?

◉ Yes ○ No ○ Not Applicable



Please provide details

Relevant Policy Policies 11,51,55,57,58,59,60

More InformationMore Information

Cancel

Save and Continue

Save and Exit

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